

Statement of Intent

17728 Sun Park Drive - Variance Petitions

The proposed variances have been submitted to permit the adaptive re-use of a building located at 17728 Sun Park Drive. The proposed use is an automotive refurbishing business. The subject property is located in an area that has gradually transitioned to more of a commercial area than an industrial park over many years.

No material changes are planned to the existing building. The proposed automotive refurbishing use is consistent with the comprehensive plan and is consistent with and less intensive than other existing land uses in the vicinity of the subject property.

The proposed Automotive Refurbishing Business will primarily perform cosmetic restoration work on fleet delivery vehicles. Up to 10%-20% of clients may be individual retail clients. 80%-90% will be non-retail clients. The non-retail component of the business involves members of the Automotive Refurbishing Business picking up from clients the fleet delivery vehicles needing service, driving them to the subject property, performing refurbishing service, and then returning the fleet vehicles to clients. This is not a predominantly retail use and it is not a high-intensity use.